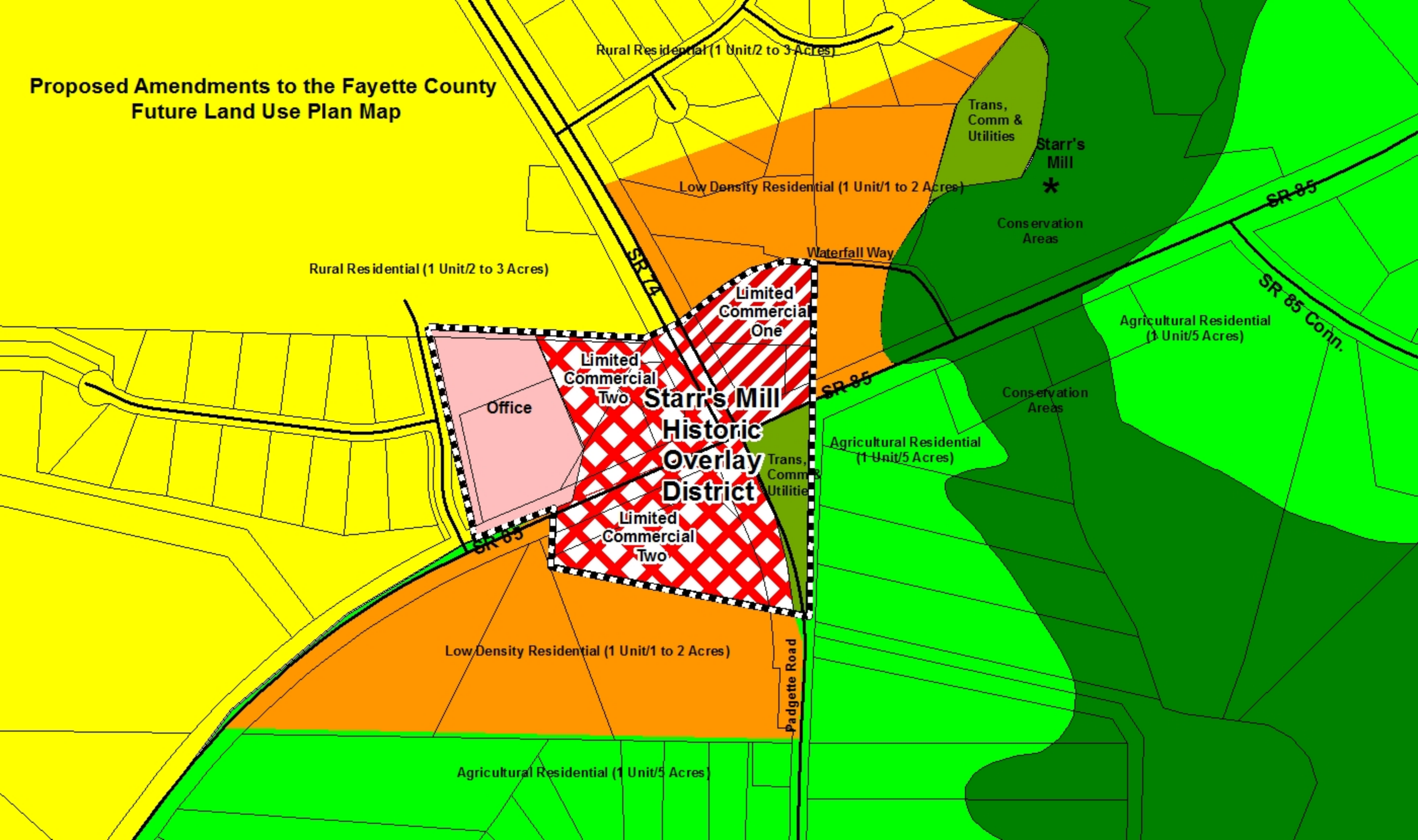


Proposed Amendments to the Fayette County Future Land Use Plan Map



THE FOLLOWING WILL BE ADDED IN ITS ENTIRETY TO THE FAYETTE COUNTY COMPREHENSIVE PLAN, LAND USE ELEMENT, FUTURE LAND USE MAP AND NARRATIVE, COMMERCIAL

Limited Commercial (One & Two)

This category designates properties where specifically small scale businesses which do not generate large amounts of traffic, noise or light are to be located. For more descriptive purposes, Limited Commercial land use is subdivided into “Limited Commercial One” and “Limited Commercial Two” categories:

Limited Commercial One: This category identifies properties where the L-C-1 (Limited-Commercial (1) District) is recommended.

Limited Commercial Two: This category identifies property where the L-C-2 (Limited-Commercial (2) District) is recommended.

SR 74, SR 85, & Padgett Road Intersection (Starr’s Mill Historic District): This intersection is in close proximity to historic Starr’s Mill. This area represents a newly developing nonresidential node where the L-C-1 (Limited-Commercial (1) District) and the L-C-2 (Limited-Commercial (2) District) zoning districts are recommended as depicted on the Future Land Use Plan map. The C-C (Community Commercial District) and the C-H (Highway Commercial District) are not designated for this area.

THE FOLLOWING WILL BE ADDED IN ITS ENTIRETY TO THE FAYETTE COUNTY COMPREHENSIVE PLAN, LAND USE ELEMENT, FUTURE LAND USE MAP AND NARRATIVE, FUTURE DEVELOPMENT FACTORS

Historic District

Starr’s Mill Historic Overlay District at the SR 74, SR 85, & Padgett Road Intersection:

Starr’s Mill is a significant historic resource and is identified and discussed in the Natural and Historic Resources Element of this Plan. This Overlay District identifies the county’s goals and recommendations for the Starr’s Mill Historic Overlay District at the SR 74, SR 85, & Padgett Road intersection. Both SR 74 and SR 85 are Major Arterials and serve as commuting routes. SR 74 connects to Peachtree City, Tyrone and Interstate 85 to the north. SR 85 runs through Fayetteville to Clayton County and connections to SR 92, SR 314, and SR 279 can be made along this route. The widening of SR 74 from two to four lanes was completed in early 2012. As a result of this project Padgett Road was realigned to alleviate its offset from SR 74. SR 85 is planned to be widened from two to four lanes in the future.

Historic Resources: Starr's Mill is located to the northeast of this intersection on Whitewater Creek. Starr's Mill is one of the most significant historical structures in Fayette County. The mill and surrounding property containing the mill pond is owned by the Fayette County Water System and serves as a water intake location and passive park. The present mill was built in 1888 and was central to the Starr's Mill Community that also contained a post office, stores, a church, a cotton gin, and a saw mill. These facts are discussed in the Natural and Historic Resources Element of the comprehensive plan.

Also located at the intersection in close proximity to Starr's Mill is the Starr's Mill Baptist Church. It is estimated that the church was constructed in 1887 according to the Natural and Historic Resources Element. The church is owned and utilized by New Hope Baptist Church which is located across SR 74.

Existing Development: Properties at this intersection are residentially zoned and the Future Land Use Plan designates these properties as residential. Most lots contain single-family residences with the exception of a lot of approximately eight acres that contains the aforementioned Starr's Mill Baptist Church. Some of the lots are nonconforming and a few are less than one acre in size. A legal nonconforming commercial structure was removed due to the realignment of Padgett Road.

Several single-family residential subdivisions are located in close proximity to the intersection. These subdivisions include Mill Pond Manor (R-45), Southmill (C-S), Starr's Mill Ridge (R-20), and Starr's Mill Estates (R-20). While Starr's Mill Estates is zoned for one acre lots, the lots range in size from four to eight acres.

Future Development: Due to the improvements to this intersection through the SR 74 widening project and the future widening of SR 85, it is anticipated that property owners at this intersection will pursue nonresidential development. The preferred development pattern is for properties closest to the intersection to contain the more intense uses and land use intensity will generally decrease in intensity as it moves away from the intersection. The maintenance of an efficient flow of traffic at this intersection is essential. The historic character of the area should be taken into consideration in the development of this area.

The goals of the Starr's Mill Historic District Overlay at the SR 74, SR 85, & Padgett Road Intersection are: (1) maintain the historic character of the area, (2) control the intensity and aesthetic quality of development at the intersection as it is the southern gateway into Fayette County, (3) maintain an efficient flow of traffic at the intersection, and (4) protect existing and future residential areas outside of the intersection.

Recommendations: The land use of this area associated with this intersection will be depicted on the Future Land Use Plan and corresponding Overlay Zone requirements for nonresidential development will be added to the Zoning Ordinance. The nonresidential land use designations at this intersection will consist of Limited Commercial One, Limited Commercial Two, and Office. Some fringe areas will have a residential land use designation of Low Density Residential (1 Unit/1 to 2 Acres). The C-C (Community Commercial District) and the C-H (Highway Commercial District) are not designated for this area.

THE FOLLOWING WILL BE ADDED IN ITS ENTIRETY TO THE FAYETTE COUNTY COMPREHENSIVE PLAN, FUTURE LAND USE PLAN MAP

Starr's Mill Historic Overlay District and Overlay Zone

Overlay District (see Fayette County Comprehensive Plan, Land Use Element)

Overlay Zone (see Fayette County Zoning Ordinance, Sec. 110-174 Historic District Overlay Zone)

THE FOLLOWING WILL BE ADDED IN ITS ENTIRETY TO THE FAYETTE COUNTY ZONING ORDINANCE, SEC. 110-3. –DEFINITIONS.

Art and/or crafts studio means an establishment where an artist's works are created and sold, where pieces by various artists are displayed for sale in a gallery, where customers purchase then create their own works (canvas, pottery, glass pieces, sculpture, etc.), a studio with classes and/or an art supply store.

Bakery means an establishment engaged in the preparation and production of baked goods for sale and consumption both on and off the premises.

Card, gift, and/or stationery shop means an establishment which sells products such as greeting cards, wrapping paper, photo albums, picture frames, items that are suitable as gifts or souvenirs, desktop office products, paper, calendars, pencils, pens, brief cases, and art/graphic supplies.

Check cashing means an establishment that for compensation engages, in whole or in part, in the business of cashing checks, warrants, drafts, money orders, or other commercial paper serving the same purpose.

Clapboard siding means a siding with horizontal boards or the appearance of horizontal boards.

Convenience commercial establishment means an establishment that primarily stocks a range of groceries, snack foods, freshly-prepared foods for on and off-site consumption, and beverages, and may also provide household items, toiletries, tobacco products, newspapers, and the sale of fuel.

Copy and/or print shop means an establishment engaged in duplicating and printing services to individuals and businesses.

Cornice means a projecting feature surrounding the upper portion of a structure, dividing it horizontally for compositional purposes.

Drive-up facility means a structure or device designed and intended to provide service to customers who remain in their vehicles.

Mail services store means an establishment that provides packaging and mail services (both U.S. Postal and private service), provides mailboxes for lease and retail sale of office and stationery products.

Mullion means a heavy vertical or horizontal divider between windows and/or doors.

Muntin means a narrow strip that divides or gives the appearance of individual panes of glass in a traditional sash.

Parapet wall means a wall at the edge of a roof.

Pay-day loan agency means an establishment providing loans to individuals in exchange for personal checks as collateral.

Pawn establishment means any business that loans money on deposit of personal property and /or a title of ownership.

Transom means a horizontal opening over a door or window.

THE FOLLOWING WILL BE ADDED IN ITS ENTIRETY TO THE FAYETTE COUNTY ZONING ORDINANCE.

Sec. 110-145. - L-C-1, Limited-Commercial (1) District.

- (a) *Intent.* The intent of the L-C-1 zoning district is to establish small scale business areas which do not generate large amounts of traffic, noise or light. The L-C-1 zoning district includes small retail establishments, personal services, and business and professional offices. The L-C-1 zoning district will control architectural character and scale. The adaptive use of existing structures is encouraged when possible.
- (b) *Permitted principal uses.* The following permitted principal uses shall be allowed in the L-C-1 zoning district:
 - (1) Antique shop, vintage store, thrift/second hand store, consignment store;
 - (2) Art and/or crafts studio;
 - (3) Bakery;

- (4) Bank and/or financial institutions such as a brokerage firm, credit union, financial planning, or mortgage brokerage (no Pay Day Loan, Check Cashing or Pawn Establishments);
 - (6) Book store,
 - (7) Card, gift, and/or stationery shop;
 - (8) Cellular phone sales and service;
 - (8) Clothing and/or accessories such as belts and suspenders, boots and shoes, gloves, hats, jewelry, purses and handbags, ties, sashes, scarves, shawls, socks, and stockings, umbrellas, or watches.
 - (9) Educational/instructional/tutoring facilities, including, but not limited to: academic; art; computer; dance; driving and/or DUI; music; professional/business/trade; martial arts; and similar facilities;
 - (10) Florist shop;
 - (11) Gift shop;
 - (12) Hardware store;
 - (13) Home furnishings and accessories such as area rugs, decorative items, cutlery, dishware, glassware, lamps, pictures, pillows and tablecloths;
 - (14) Jewelry shop;
 - (15) Mail services store;
 - (16) Medical/dental office (human treatment);
 - (17) Office (business and/or professional);
 - (18) Personal services, including, but not limited to: alterations; barber shop; beauty salon; clothing/costume rentals; counseling services; electrolysis and/or hair removal; fitness center; laundry drop-off/pick-up; locksmith; nail salon; photography studio; shoe repair; and tanning salon; and
 - (19) Restaurant/restaurant takeout and catering.
- (c) *Conditional uses.* The following conditional uses shall be allowed in the L-C-1 zoning district provided that all conditions specified in article V of this chapter are met:
- (1) Single-family residence and accessory structures and uses (see article III of this chapter); and
 - (2) Home occupation.
- (d) *Regulations.* The following regulations shall apply to the L-C-1 zoning district in addition to any other applicable regulations.
- (1) These structures shall maintain a residential character. Elevation drawings denoting compliance with the following requirements shall be submitted as part of the site plan. Properties within an Overlay Zone shall comply with the applicable Architectural Standards of the Overlay Zone in lieu of the architectural requirements below:

- a. A pitched peaked (gable or hip) roof with a minimum pitch of 4½ inches in one foot and shall be of a type and construction complementary to the facade. A pitched mansard roof facade with a minimum pitch of 4½ inches in one foot and a minimum height of eight feet around the entire perimeter of the structure can be used if the structure is two stories or more or the use of a pitched peaked roof would cause the structure to not meet the applicable height limit requirements. The mansard roof facade shall be of a residential character with the appearance of shingles, slate or terra cotta;
 - b. All buildings shall be constructed in a residential character of fiber-cement siding (i.e., Hardiplank), wood siding, wood textured vinyl siding, brick/brick veneer, rock, stone, cast-stone, or stucco (including synthetic stucco);
 - c. Framed doors and windows of a residential character. To maintain a residential character, large display windows shall give the appearance of smaller individual panes and framing consistent with the standard residential grid pattern for doors and windows;
 - d. Accessory structures shall maintain the same architectural character of the principal structure, including the pitched peaked (gable or hip) roof with a minimum pitch of 4½ inches in one foot, and shall be constructed of the same materials or materials which simulate same. An elevation drawing denoting compliance with this requirement shall be submitted as part of the site plan.
- (2) No outside storage will be permitted.
 - (3) The lot shall have direct access to an arterial street.
 - (4) No drive-through, drive-in, or drive-up facilities allowed.
- (e) *Dimensional requirements.* The minimum dimensional requirements in the L-C-1 zoning district shall be as follows:
- (1) Lot area:
 - a. Where public water is available: 43,560 square feet (one acre).
 - b. Where public water is not available: 65,340 square feet (1½ acres).
 - (2) Lot width: 125 feet.
 - (3) Front yard setback:
 - a. Major thoroughfare:
 - 1. Arterial: 75 feet.
 - 2. Collector: 60 feet.
 - b. Minor thoroughfare: 55 feet.
 - (4) Rear yard setback: 15 feet.
 - (5) Side yard setback: 15 feet.
 - (6) Height limit: 35 feet.

- (7) Floor to area ratio: (gross square footage of site times 0.1 equals square footage of structure). The total maximum square footage for all structures combined on the lot shall not exceed 10,000 square feet. However, to discourage the development of one linear building and to encourage the development of separate clustered buildings on the site, the square footage for the structures may be increased by fifteen (15) percent when more than one (1) building is developed. The distance between structures shall be a minimum of twenty-six (26) feet. In addition to the area required to facilitate vehicular access, each building wall bordering the space between structures shall have a five (5) foot landscaped area consisting of five (5) shrubs, two (2) feet tall at planting, per twenty-five (25) linear feet of building wall. (8) Buffer. If the rear or side yard abuts a residential or A-R zoning district, a minimum buffer of 50 feet adjacent to such lot line shall be provided in addition to the required setback (the setback shall be measured from the buffer).
- (9) Lot coverage limit, including structure and parking area: 60 percent of total lot area.

SEC. 110-145. – LIMITED-COMMERCIAL DISTRICT WILL BE AMENDED AS FOLLOWS IN THE FAYETTE COUNTY ZONING ORDINANCE:

Sec. 110-14~~6~~5. L-C-2, Limited-Commercial (2) District.

- (a) *Intent.* The intent of the L-C-2 zoning district is to establish small scale business areas which do not generate large amounts of traffic, noise or light. The L-C-2 zoning district includes small retail and convenience commercial establishments, personal services and business and professional offices. The L-C-2 zoning district will control architectural character and scale. The adaptive use of existing structures is encouraged when possible. The L-C-2 zoning district would discourage the development of a strip commercial building.
- (b) *Permitted principal uses.* The following permitted principal uses shall be allowed in the L-C-2 zoning district:
- (1) Antique shop, vintage store, thrift/second hand store, or consignment store;
 - (2) Art and/or crafts studio;
 - (3) Bakery;
 - (4) Bank and/or financial institutions such as a brokerage firm, credit union, financial planning, insurance company, or mortgage brokerage (no Pay Day Loan, Check Cashing or Pawn Establishments);
 - ~~(5) Barbershop and/or beauty shop;~~
 - (5) Book store,
 - (6) Book Card, gift, and/or stationery shop;
 - (7) Cellular phone sales and service;
 - (8) Clothing and/or accessories such as belts and suspenders, boots and shoes, gloves, hats, jewelry, purses and handbags, ties, sashes, scarves, shawls, socks, stockings, umbrellas, or watches.

- (9) Copy and/or print shop;
- (10) Educational/instructional/tutoring facilities, including, but not limited to: academic; art; computer; dance; driving and/or DUI; music; professional/business/trade; martial arts; and similar facilities;
- ~~(8) Dance school and/or studio;~~
- (11) Florist shop;
- ~~(10) Gift shop;~~
- (12) Hardware store;
- (13) Home furnishings and accessories such as area rugs, decorative items, cutlery, dishware, glassware, lamps, pictures, pillows and tablecloths;
- (14) Jewelry shop;
- (15) ~~Laundry and/or dry clean pickup station;~~ Mail services store;
- (16) Medical/dental office (human treatment); and
- ~~(15) Music teaching studio;~~
- (17) Office (business and/or professional);
- (18) Personal services, including, but not limited to: alterations; barber shop; beauty salon; clothing/costume rentals; counseling services; electrolysis and/or hair removal; fitness center; laundry drop-off/pick-up; locksmith; nail salon; photography studio; shoe repair; and tanning salon; and
- ~~(17) Photography studio;~~
- (19) Restaurant/restaurant takeout and catering ~~(no drive through or drive in allowed).~~
- ~~(20) Shoe repair.~~
- (c) *Conditional uses.* The following conditional uses shall be allowed in the L-C-2 zoning district provided that all conditions specified in article V of this chapter are met:
 - (1) Convenience commercial establishment;
 - (2) Single-family residence and accessory structures and uses (see article III of this chapter); and
 - (3) Home occupation.
- (d) *Regulations.* The following regulations shall apply to the L-C-2 zoning district in addition to any other applicable regulations.
 - (1) These structures shall maintain a residential character. Elevation drawings denoting compliance with the following requirements shall be submitted as part of the site plan. **Properties within an Overlay Zone shall comply with the applicable Architectural Standards of the Overlay Zone in lieu of the architectural requirements below:**
 - a. A pitched peaked (gable or hip) roof with a minimum pitch of 4½ inches in one foot and shall be of a type and construction complementary to the facade. A pitched mansard roof facade with a minimum pitch of 4½ inches in one foot and a

minimum height of eight feet around the entire perimeter of the structure can be used if the structure is two stories or more or the use of a pitched peaked roof would cause the structure to not meet the applicable height limit requirements. The mansard roof facade shall be of a residential character with the appearance of shingles, slate or terra cotta;

- b. All buildings shall be constructed in a residential character of fiber-cement siding (i.e., Hardiplank), wood siding, wood textured vinyl siding, brick/brick veneer, rock, stone, cast-stone, or stucco (including synthetic stucco);
 - c. Framed doors and windows of a residential character. To maintain a residential character, large display windows shall give the appearance of smaller individual panes and framing consistent with the standard residential grid pattern for doors and windows;
 - d. Accessory structures shall maintain the same architectural character of the principal structure, including the pitched peaked (gable or hip) roof with a minimum pitch of 4½ inches in one foot, and shall be constructed of the same materials or materials which simulate same. An elevation drawing denoting compliance with this requirement shall be submitted as part of the site plan.
- (2) No outside storage will be permitted.
- (3) The lot shall have direct access to an arterial street.
- (4) **No drive-through, drive-in, or drive-up facilities allowed.**
- (e) *Dimensional requirements.* The minimum dimensional requirements in the L-C-2 zoning district shall be as follows:
- (1) Lot area:
 - a. Where public water is available: 43,560 square feet (one acre).
 - b. Where public water is not available: 65,340 square feet (1½ acres).
 - (2) Lot width: 125 feet.
 - (3) Front yard setback:
 - a. Major thoroughfare:
 - 1. Arterial: 75 feet.
 - 2. Collector: 60 feet.
 - b. Minor thoroughfare: 55 feet.
 - (4) Rear yard setback: 15 feet.
 - (5) Side yard setback: 15 feet.
 - (6) Height limit: 35 feet.
 - (7) Floor to area ratio: (gross square footage of site times 0.1 equals square footage of structure). **The total maximum square footage for all structures combined on the lot shall not exceed 10,000 square feet. However, to discourage the development of one linear building and to encourage the development of separate clustered buildings on the**

site, the square footage for the structures may be increased by fifteen (15) percent when more than one (1) building is developed. The distance between structures shall be a minimum of twenty-six (26) feet. In addition to the area required to facilitate vehicular access, each building wall bordering the space between structures shall have a five (5) foot landscaped area consisting of five (5) shrubs, two (2) feet tall at planting, per twenty-five (25) linear feet of building wall. ~~The total maximum square footage for all structures combined on the site shall not exceed 8,500 square feet.~~

(8) Buffer. If the rear or side yard abuts a residential or A-R zoning district, a minimum buffer of 50 feet adjacent to such lot line shall be provided in addition to the required setback (the setback shall be measured from the buffer).

(9) Lot coverage limit, including structure and parking area: 60 percent of total lot area.

(NOTE: all subsequent sections shall be renumbered as applicable.)

SEC. 110-169. CONDITIONAL USE APPROVAL., Q., WILL BE AMENDED AS FOLLOWS IN THE FAYETTE COUNTY ZONING ORDINANCE:

- q. Convenience commercial establishment. ~~Facility is limited to the sale of prepackaged food products, gasoline, household items, newspapers, magazines, sandwiches, and other freshly prepared foods for off-site consumption.~~ Allowed in the L-C-2 zoning district.
1. Maximum floor area: 3,500 square feet.
 2. Accessory structures, including service area canopies used in conjunction with the sale of gasoline, shall maintain the same architectural character of the principal structure including the pitched roof, and shall be constructed of the same materials or materials which simulate same. An elevation drawing denoting compliance with this requirement shall be submitted as part of the site plan ~~Properties within an Overlay Zone shall comply with the applicable Architectural Standards of the Overlay Zone.~~
 3. Motor vehicle vacuum cleaners shall be located to the side or rear of the principal structure.
 4. Underground storage tanks shall be set back at least 20 feet from all property lines.
 5. The number of gasoline pumps shall be limited to no more than six ~~or~~ with a total of 12 pumping stations.

SEC. 110-173. - TRANSPORTATION CORRIDOR OVERLAY ZONE. (3) GENERAL STATE ROUTE OVERLAY ZONE WILL BE AMENDED AS FOLLOWS IN THE FAYETTE COUNTY ZONING ORDINANCE:

(3) *General state route overlay zone.* All property and/or development which have road frontage and/or access on State routes with nonresidential use or zoning shall be subject to the following regulations, in addition to the zoning district requirements and other development regulations which apply. This overlay zone specifically excludes SR 54 West, SR 85 North, ~~SR 138 and SR 314 North, Starr's Mill Historic District Overlay Zone at the SR 74, SR 85, & Padgett Road Intersection~~ and SR 74 North for which other

overlay zones have been established herein. ~~The architectural standards of this overlay zone specifically excludes the L-C zoning district, for which other architectural standards have been established.~~

SEC. 110-174. – COMMERCIAL DEVELOPMENT STANDARDS. WILL BE DELETED IN ITS ENTIRETY AND THE FOLLOWING WILL BE ADDED IN ITS ENTIRETY TO THE FAYETTE COUNTY ZONING ORDINANCE

Sec. 110-174. – Historic district overlay zone

Starr's Mill Historic District Overlay Zone at the SR 74, SR 85, & Padgett Road Intersection.

All property and/or development located at this intersection with nonresidential use or zoning as depicted on the Future Land Use map shall be subject to the following regulations, in addition to the zoning district requirements, and other development regulations as applicable. The General State Route Overlay Zone shall not apply to this area.

- (1) The purpose of the Starr's Mill Historic Overlay Zone at the SR 74, SR 85, and Padgett Road Intersection is to achieve the following:
 - a. To maintain the historic character of the area;
 - b. To control the intensity and aesthetic quality of development at the intersection as it is the southern gateway into Fayette County;
 - c. To promote and maintain orderly development for an efficient traffic flow in highway corridors; and
 - d. To protect existing and future residential areas outside of the intersection.
- (2) Access.
Access to each nonresidential property and/or development shall be from SR 74, SR 85, or Padgett Road. All access points shall be required to comply with Georgia Department of Transportation regulations and/or Fayette County Development Regulations, as applicable.
- (3) Dimensional Requirements.
 - a. All parking areas shall be located at least 50 feet from SR 74, SR 85, and Padgett Road right-of-way.
 - b. Front yard setbacks on SR 74, SR 85, and Padgett Road for all structures, including gasoline canopies, shall be 100 feet.
 - c. Berms for nonresidential zoning districts: Berms when required as a condition of zoning, shall be a minimum of four (4) feet in height, and shall be placed to the inside of the applicable buffer.
 - d. If the side yard abuts a nonresidential zoning district, all non-structural improvements, other than approved access, shall be located a minimum of 10 feet from the side property line.
- (4) Architectural Forms and Standards. All new structures shall maintain the historical and aesthetic character of the area. Starr's Mill was built in the late 1800's and is a significant historic resource in Fayette County. Starr's Mill is indicative of turn of the century architectural character common in

rural areas and is a building of influence in this area. Other architectural styles such as One-Part Commercial Block and Two-Part Commercial Block associated with this period are acceptable for this overlay. Architectural examples are on file in the Planning and Zoning Department

Architectural Review. An owner/developer may obtain an administrative staff approval for structures by submitting elevation drawings denoting compliance with these architectural forms and standards. Staff review and approval will take place as part of the site plan approval process.

An owner/developer may exercise an architectural option for structures within the overlay zone. The purpose of this option is to allow the owner/developer to present a creative interpretation of the architectural intent of the overlay. Elevation drawings, submitted as part of the site plan approval process, shall be reviewed and approved by the Board of Commissioners in a public meeting with a recommendation from the Planning Commission and Staff.

a. Starr's Mill: Starr's Mill is a two story structure with a gable roof. The roof is corrugated metal. The façade is wood clapboard siding and runs in a horizontal pattern. The structure sits on a stacked stone foundation and stacked stone pillars. Windows are wood framed with a grid muntin pattern. Doors are also wood framed. The structure has a covered porch with stairs and a wood picket rail banister. The building is red, the window and door frames are white, the doors are red, the stairs, porch framing and banisters are white, the stair landings and porch decking are grey and the roof and porch covering is a grey corrugated metal.

1. Roof: Gable roof with a minimum pitch of 4.5 inches in one (1) foot. Roofing material shall be grey corrugated metal.
2. Façade Material: Clapboard siding running in a horizontal pattern on all walls. Acceptable sidings include wood and fiber-cement siding (i.e., Hardiplank). The foundation shall have the appearance of stacked stone. Façade colors shall match with the color palette on file in the Planning and Zoning Department.
3. Doors and Windows: Doors and windows shall have a frame and grid muntin pattern as established by Starr's Mill. Door and window frames shall be white with a minimum width of four (4) inches. Large display windows and glass doors shall give the appearance of grid pattern muntins and framing consistent with Starr's Mill. Grid pattern muntins shall be white. Large display or storefront windows shall have a minimum two foot high bulkhead consistent with the Façade Materials above.

4. Covered Entrance: Covered entrances shall be in character with the Starr's Mill porch consisting of a gray corrugated metal matching the roof of the main structure. A white wood picket rail banister with a minimum height of three (3) feet shall extend the full length of the covered entrance with a maximum entrance space of three (3) feet. All support structures shall be white.
- b. One-Part Commercial Block: A popular commercial design from the mid-19th to the early 20th century. The one-part commercial block is a simple, one-story box with a flat or shed roof. Common façade materials consist of brick with decorative block, stone, and concrete accents. The focal point of front facade is the entrance and windows, consisting of a recessed doorway and display windows with a transom resting on a bulkhead (the lower panels on which the windows rest) framed by pilasters. Architectural features include a cornice, belt course and parapet wall.
 1. Façade Material: Brick/brick veneer shall be utilized on all walls as the primary facade material comprising a minimum of 65 percent of the wall, excluding doors, windows and associated framing. The brick color shall match with one of the colors in the brick palette on file in the Planning and Zoning Department. Painted brick shall not be allowed. The remaining 35 percent of the wall may have the appearance of a contrasting brick color, rough face decorative block, stone, and/or concrete accents and the colors shall match with the color palette on file in the Planning and Zoning Department.
 2. Entrance Doors and Windows: The entrance door and window component shall consist of entrance door(s), display windows, door and window transoms, and bulkhead. Door and window frames may be constructed with wood, metal, or vinyl. An anodized silver finish shall not be allowed for door and window frames and all colors shall match with the color palette on file in the Planning and Zoning Department. Transoms shall be a minimum of two (2) feet high and shall be separated from the windows and door by a mullion with a minimum width of four (4) inches. A minimum two (2) foot high bulkhead consistent with the Façade Materials above shall be required.
 3. Architectural Features: A cornice is required. The cornice shall be a minimum of one (1) foot in height with a minimum projection of four (4) inches from the main façade. The projection may be gradual. A parapet wall is required along the front and side walls of the structure and shall be a minimum of two (2) feet in height. Colors shall match with the color palette on file in the Planning and

Zoning Department.

- c. Two-Part Commercial Block: A popular commercial design from the mid-19th to the early - 20th century. These buildings have two primary components – first floor storefronts (similar in design to a One-Part Commercial Block) and upper floors which historically were used for residential or office space. The focal point of the first floor is the entrance and windows, consisting of a recessed doorway and display windows with a transom resting on a bulkhead (the lower panels on which the windows rest) framed by pilasters. Upper floors have one or more floors of smaller symmetrically positioned windows. Architectural features include a cornice, belt course and parapet wall. Common façade materials consist of brick with decorative block, stone, and concrete accents.
1. Façade Material: Brick/brick veneer shall be utilized on all walls as the primary facade material comprising a minimum of 65 percent of the wall, excluding doors, windows and associated framing. The brick color shall match with one of the colors in the brick palette on file in the Planning and Zoning Department. Painted brick shall not be allowed. The remaining 35 percent of the wall may have the appearance of a contrasting brick color, rough face decorative block, stone, and/or concrete accents and the colors shall match with the color palette on file in the Planning and Zoning Department.
 2. Entrance Doors and Windows (first floor storefronts): The entrance door and window component shall consist of entrance door(s), display windows, door and window transoms, and bulkhead. Door and window frames may be constructed with wood, metal, or vinyl. An anodized silver finish shall not be allowed for door and window frames and all colors shall match with the color palette on file in the Planning and Zoning Department. Transoms shall be a minimum of two (2) feet high and shall be separated from the windows and door by a mullion with a minimum width of four (4) inches. A minimum two (2) foot high bulkhead consistent with the Façade Materials above shall be required.
 3. Upper Floor Windows: Upper floor windows shall be symmetrically positioned. All window frames shall match with the color palette on file in the Planning and Zoning Department.
 4. Architectural Features: A cornice is required. The cornice shall be a minimum of one (1) foot in height with a minimum projection of four (4) inches from the main façade. The projection may be gradual. A belt course with a minimum projection of one (1) inch from the main façade

shall be required between the first floor and the second floor. A parapet wall is required and shall be a minimum of two (2) feet in height. Colors shall match with the color palette on file in the Planning and Zoning Department.

- d. Lighting:
 - 1. All wall lighting shall consist of period lantern or goose neck pendant lighting. These restrictions shall not apply to wall lighting required by the Fire Marshal.
 - 2. All pole lighting shall consist of period post top globe, lantern, or pendant luminaries with rapid-ship posts.
 - e. Within the 50 foot front landscape area, a wall or fence is required to run along a minimum of 40 percent of the frontage. The wall or fence shall be a minimum three (3) foot high wall with the appearance of stacked stone or a minimum four (4) foot high fence with the appearance of wrought iron, picket, split rail or horse rail fence. Fence materials are limited to metal, vinyl/plastic, pre-cast concrete and masonry for columns.
 - f. *Gasoline Canopy.* Gasoline canopies shall comply with the following requirements:
 - 1. Gasoline canopies may be attached to the principal structure as an extension of the structure/roof.
 - 2. The vertical clearance under the gasoline canopy shall not exceed a maximum of 18 feet in height. The height of the gasoline canopy shall not be more than four (4) feet above the height of the principal structure.
 - 3. The gasoline canopy and support structure shall match the architectural character, materials, color and roof of the principal structure. Gasoline canopies, in conjunction with a convenience commercial establishment built in the architectural form of Starr's Mill, shall have a minimum roof pitch of three (3) inches in one (1) foot.
 - g. *Color Palette.* Only those colors indicated on the color palette on file in the Planning and Zoning Department shall be allowed for structures. Any changes to the color of structures in this overlay must be submitted to Staff for approval.
 - h. The design of ancillary buildings and sign structures shall be consistent with the architectural style and color inherent in the principal structure on the property.
- (5) *Landscape Requirements.* In addition to the standard requirements of the landscape ordinance, the following landscape requirements shall apply to the Overlay Zone:
- a. *Street Frontage.* Landscape area: 50 feet along the right-of-way of SR 74, SR 85, and Padgett Road. The first 25 feet as measured from the right-of-way is for required landscape planting only. The remaining 25 feet may be used for septic system placement; underground stormwater detention systems; and the following

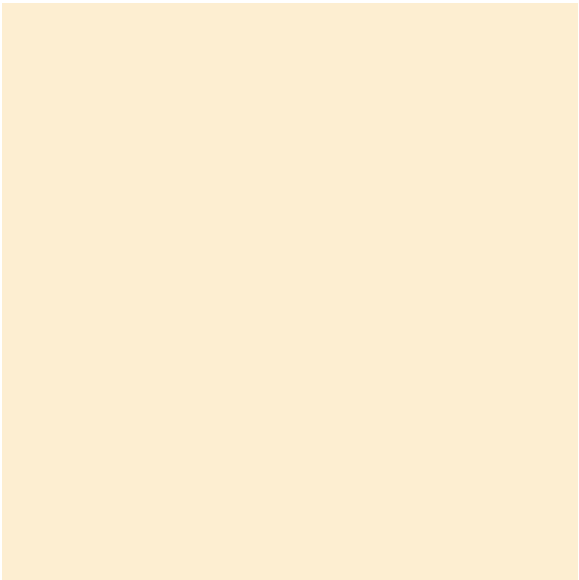
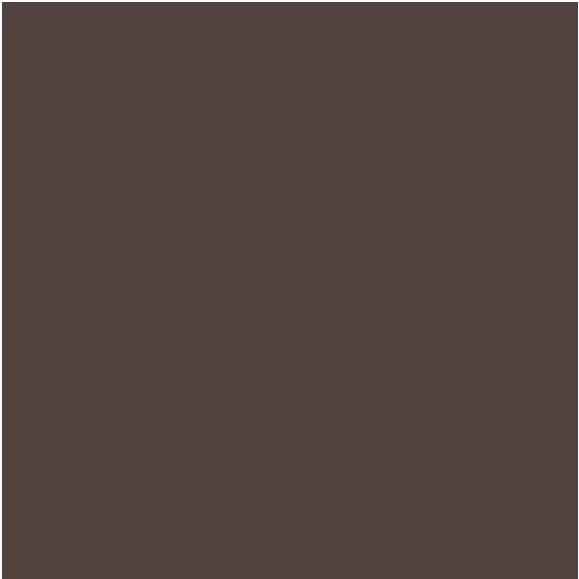
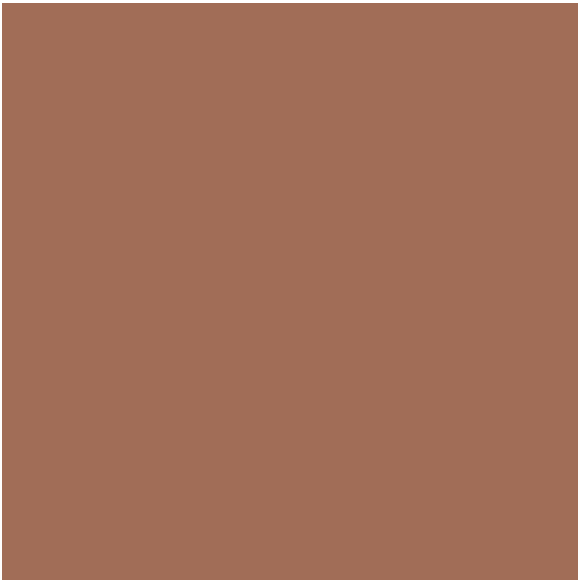
stormwater management facilities/structures if designed in full accordance with the specifications provided in the most current edition of the Georgia Stormwater Management Manual; vegetated channels, overland flow filtration/groundwater recharge zone, enhanced swales, filter strips, and grass channels. Septic systems and stormwater structures shall be exclusive of each other and the minimum distance of separation between wastewater and stormwater structures shall be established by the Environmental Health Department and the Environmental Management Department. Utilities (including underground stormwater piping) and multi-use path connections may be located anywhere within the landscape area.

- b. *Side Yard Landscape Area:* 10 feet in depth along the side property lines unless adjacent to a residential district where buffer requirements will apply.
- (6) *Use of Existing Structure:* When property containing legal conforming or legal nonconforming structures, under the current zoning, is rezoned to a nonresidential zoning district the dimensional requirements shall be reduced to the extent of, but only at the location of, any encroachment by the structures and said structures shall be considered legal nonconforming structures.
- (7) *Lighting and shielding standards.* Lighting shall be placed in a manner to direct light away from any adjacent roadways or nearby residential areas.
- (8) *Special Locational and Spatial Requirements.*
- a. No more than 50 percent of the required parking can be located in the front yard along a State Route as established by the front building line of any structure located on the site. Sites with existing parking are exempt.
 - b. No outside storage allowed.
 - c. All roof-top heating, ventilation, and air conditioning equipment and satellite/communications equipment shall be visually screened from adjacent roads and property zoned residential or A-R. The screen shall extend to the full height of the objects being screened.

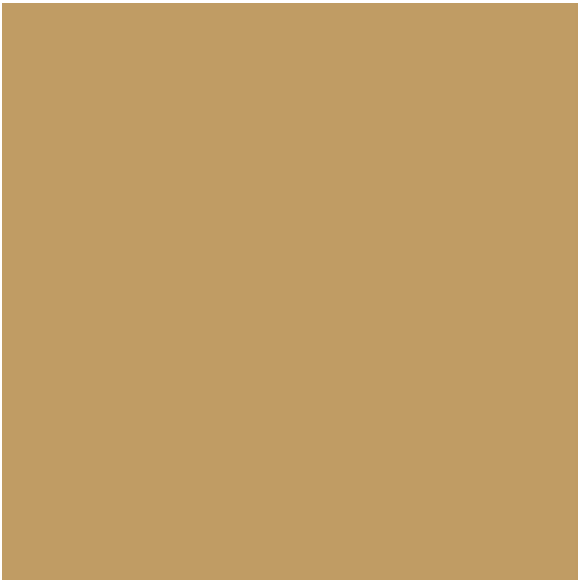
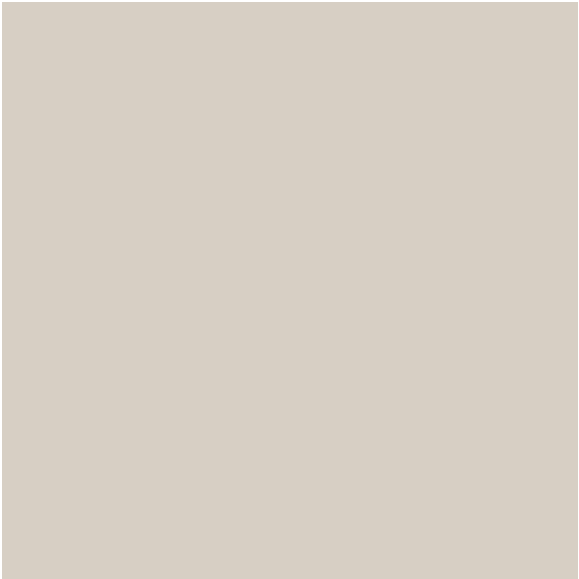
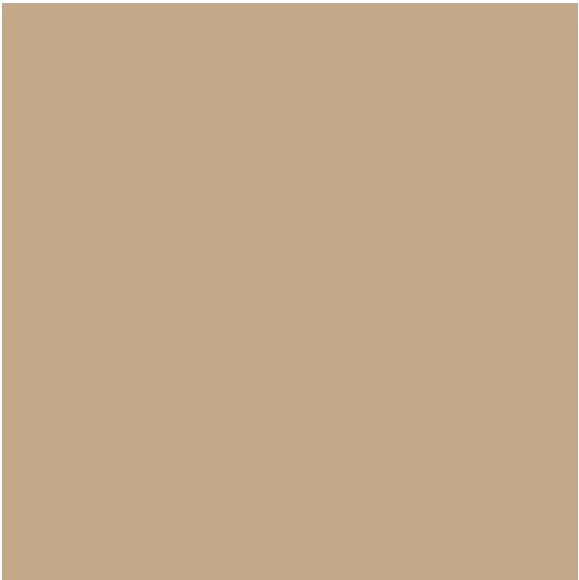
Starr’s Mill Historic Overlay Color Palette



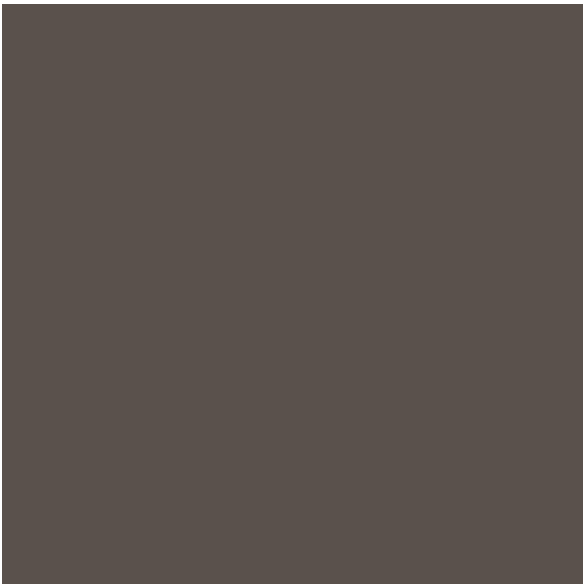
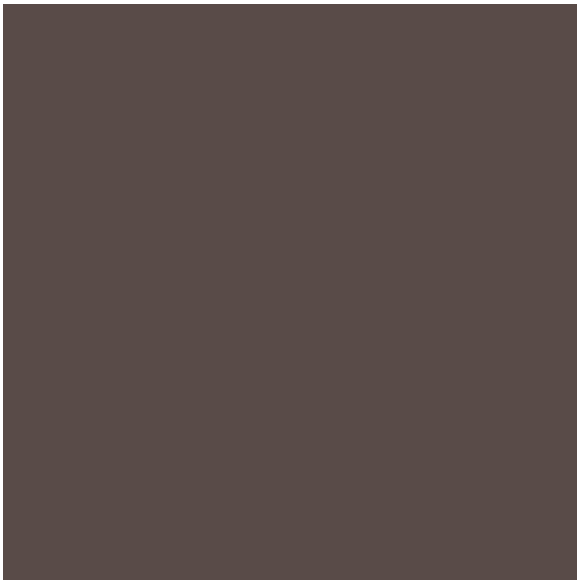
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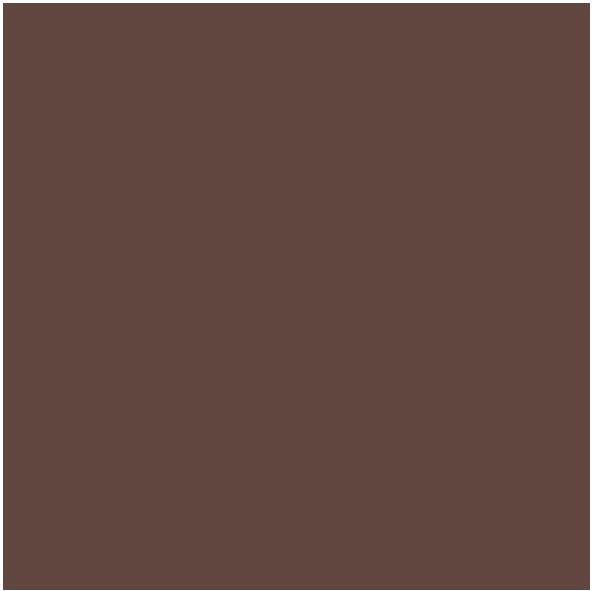
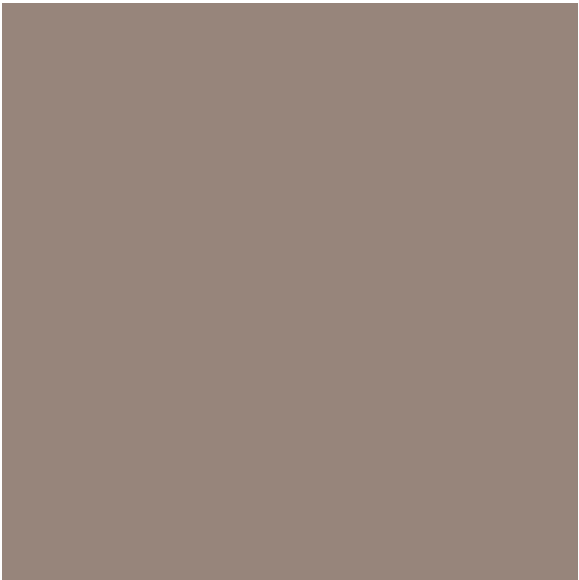
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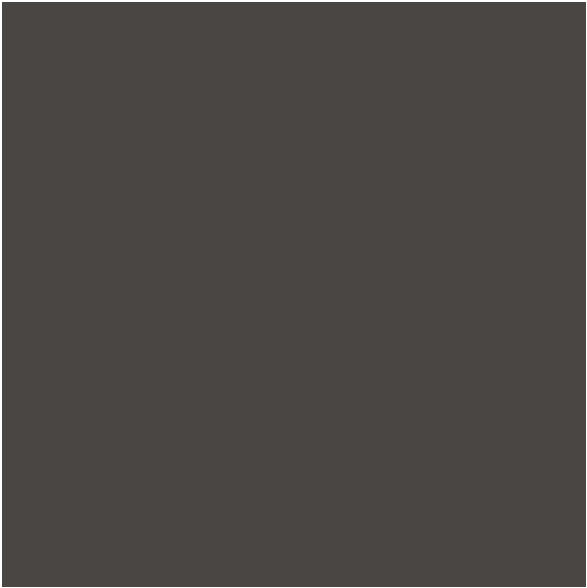
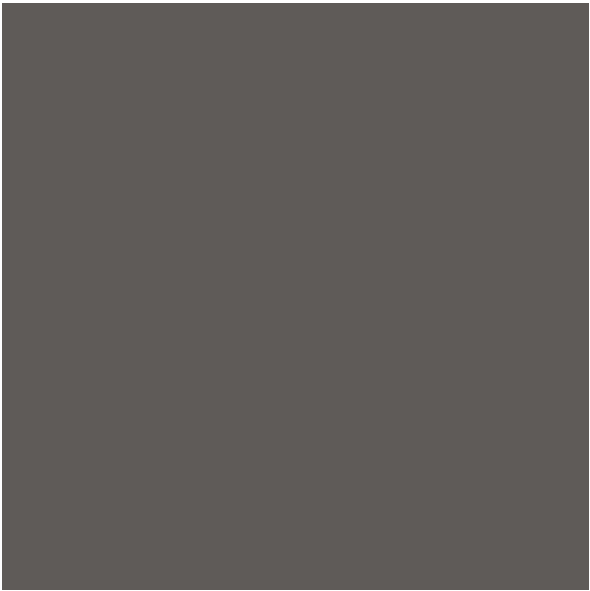
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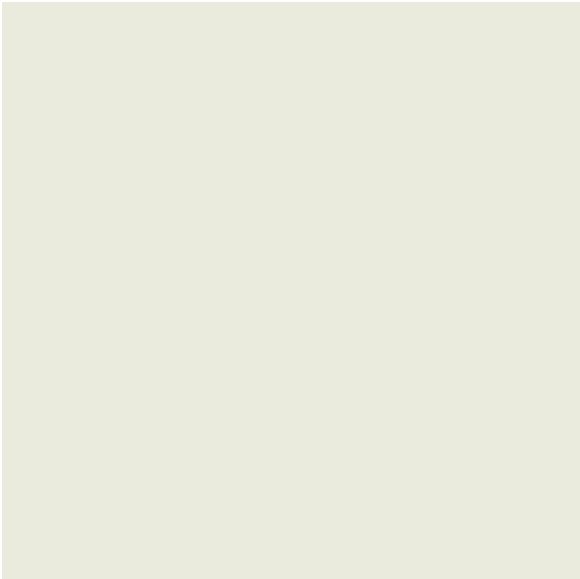
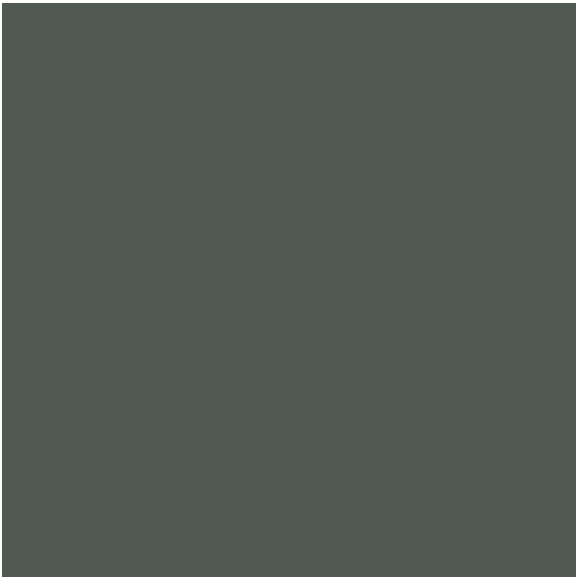
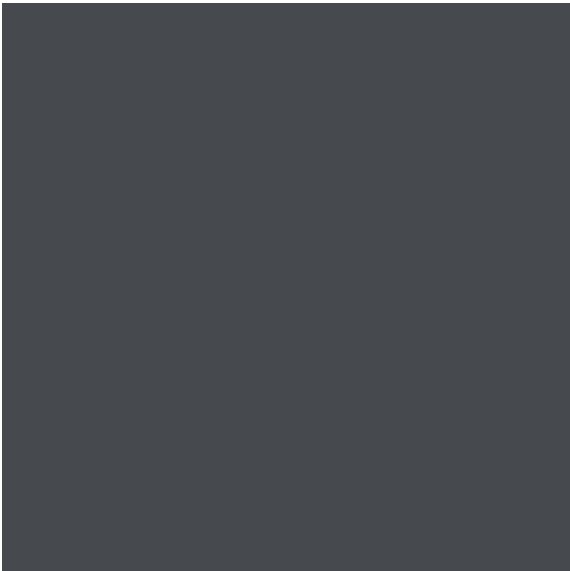
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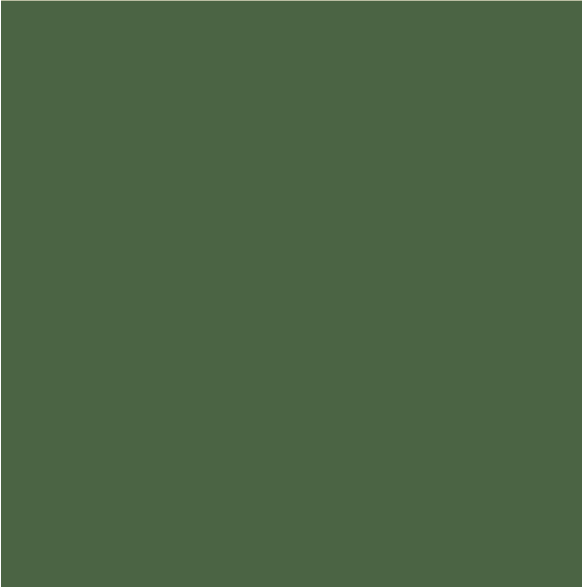
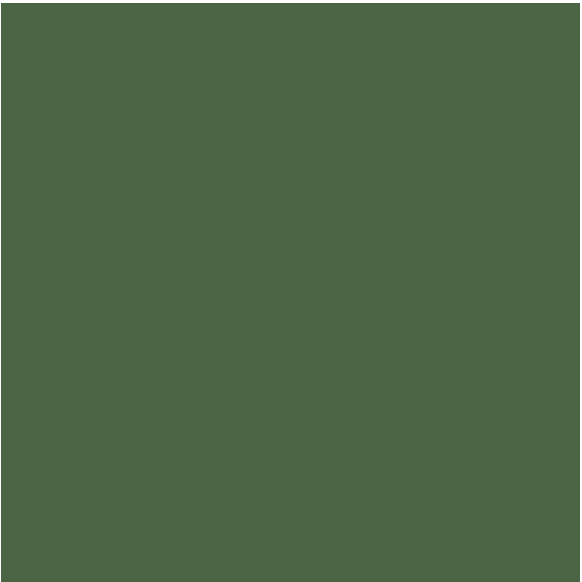
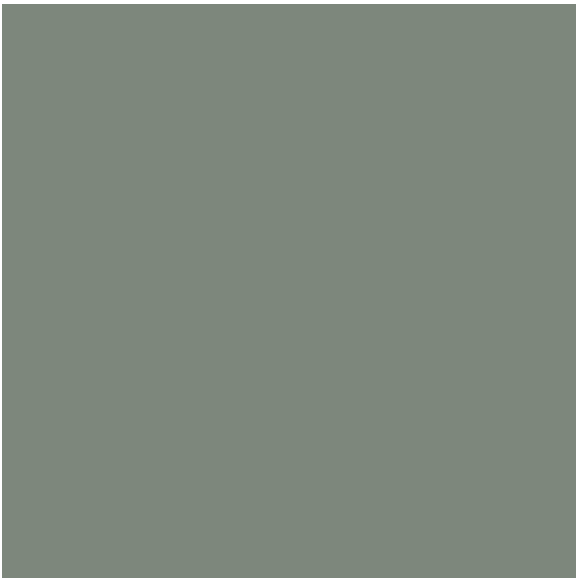
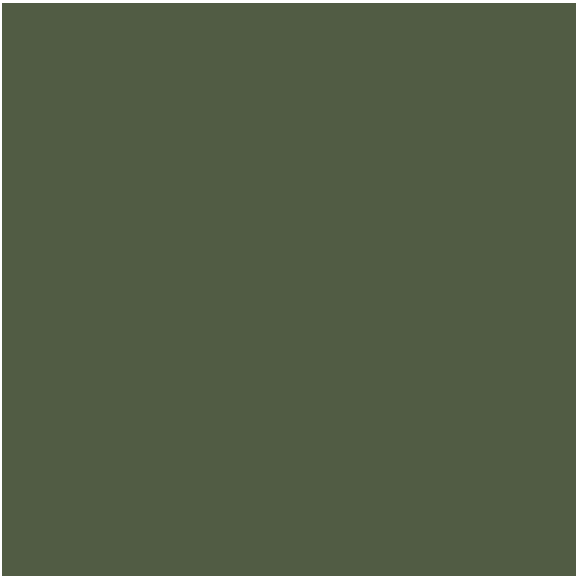
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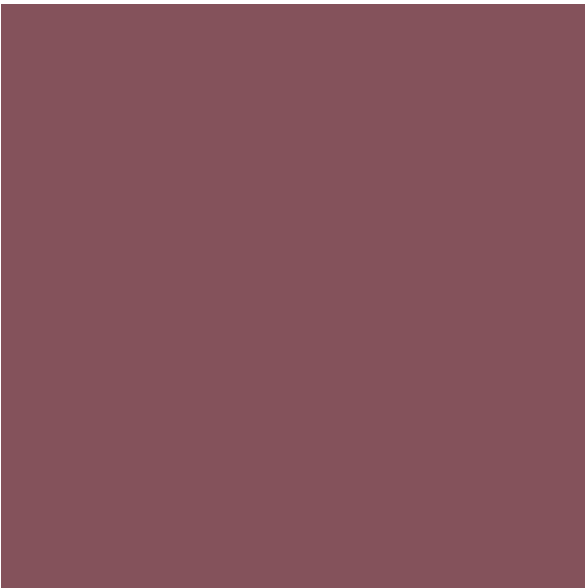
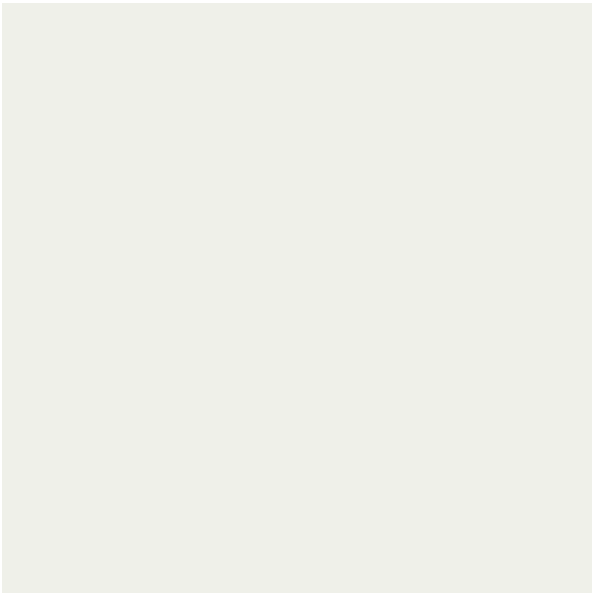
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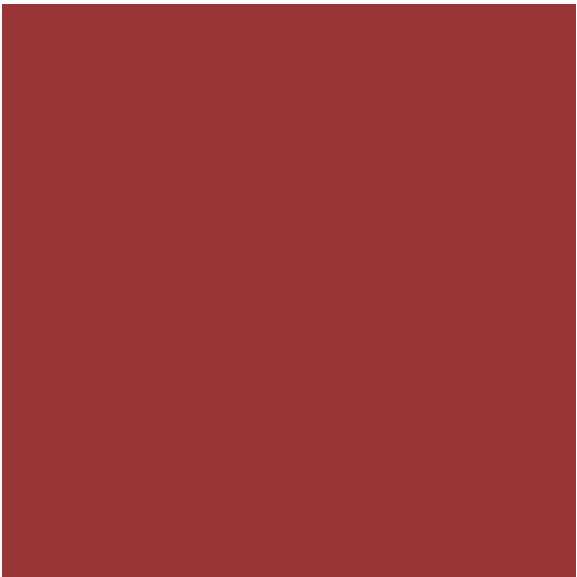
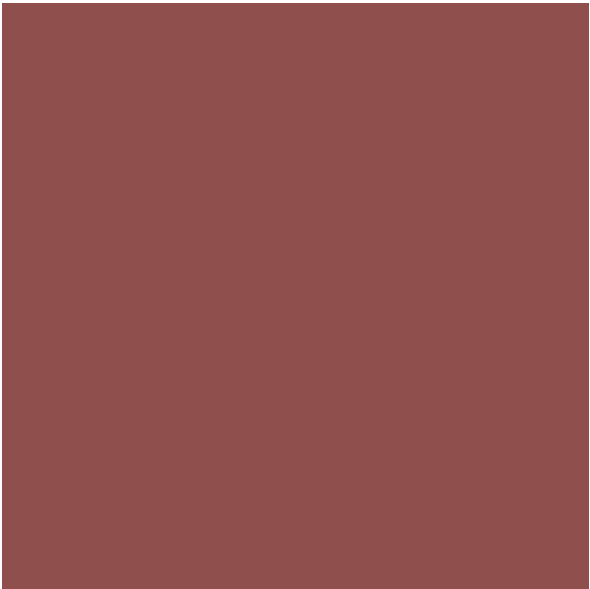
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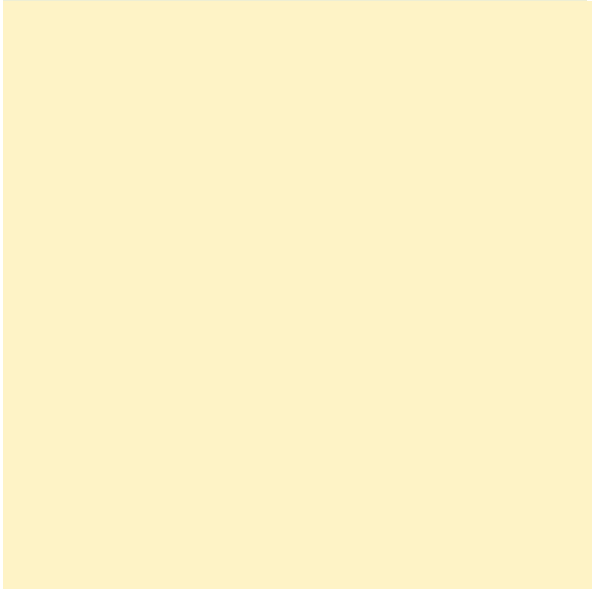
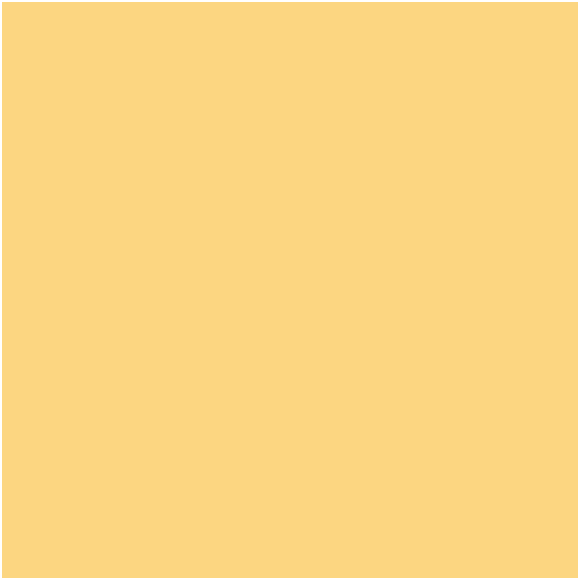
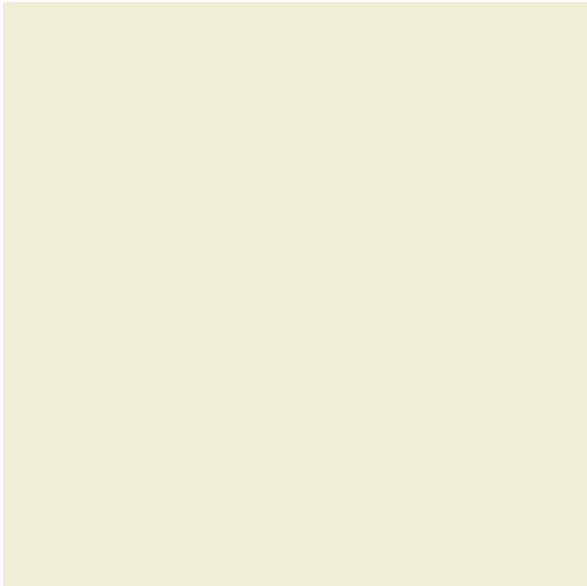
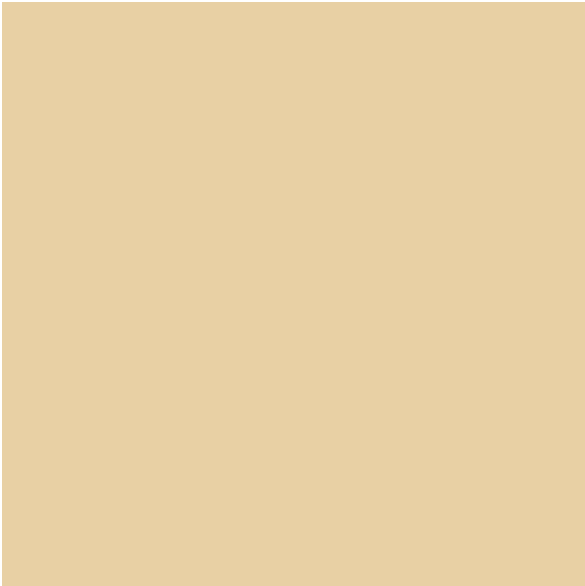
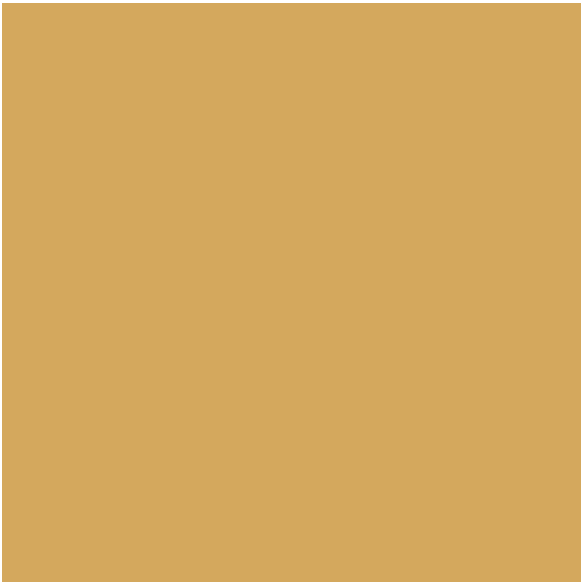
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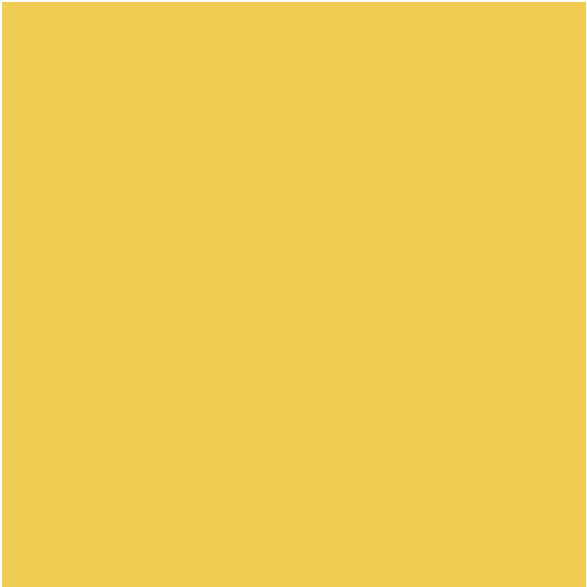
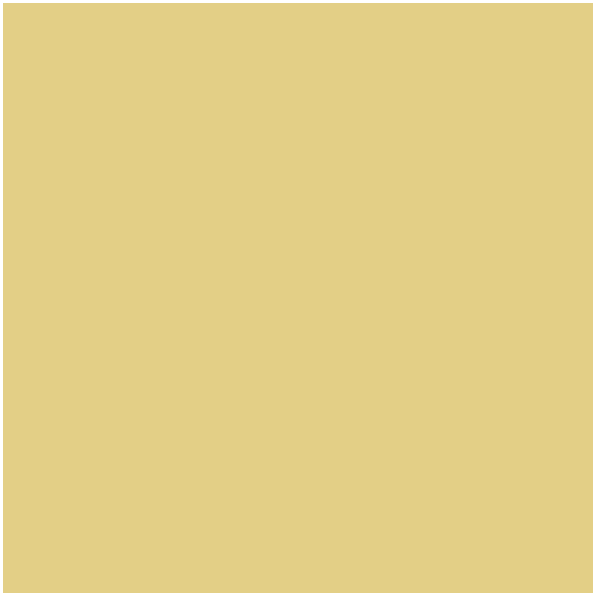
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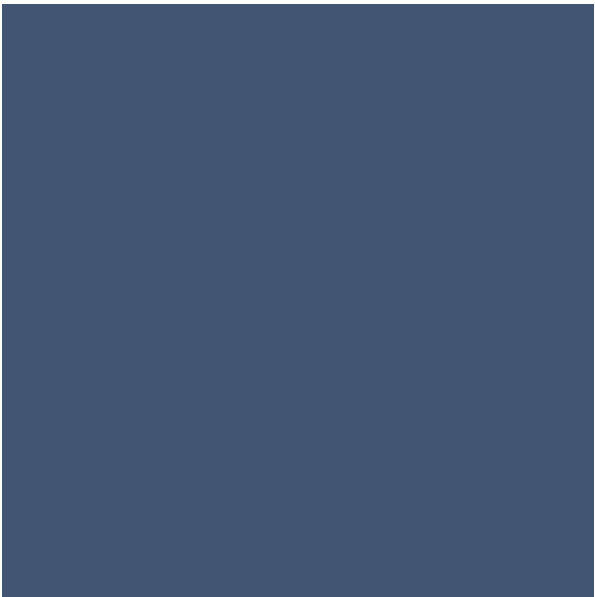
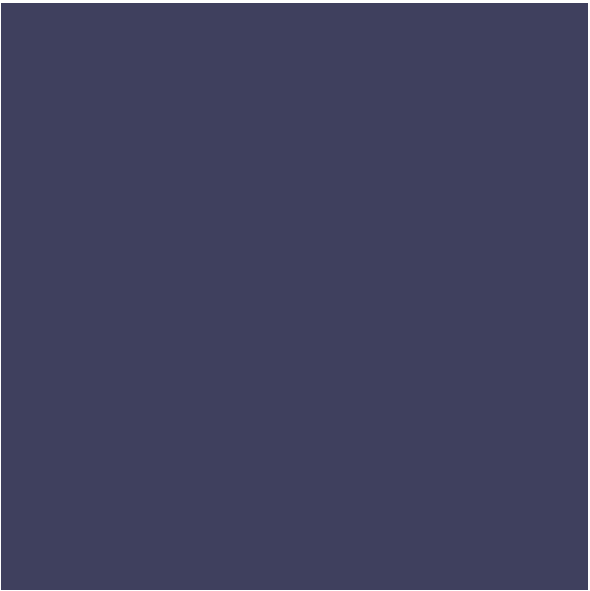
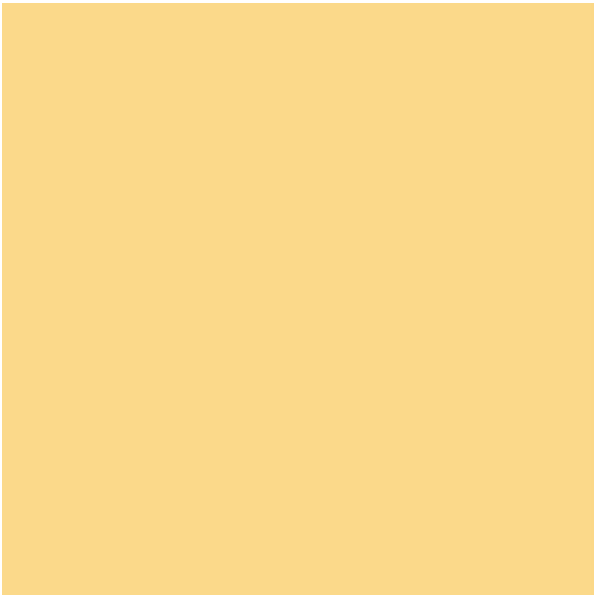
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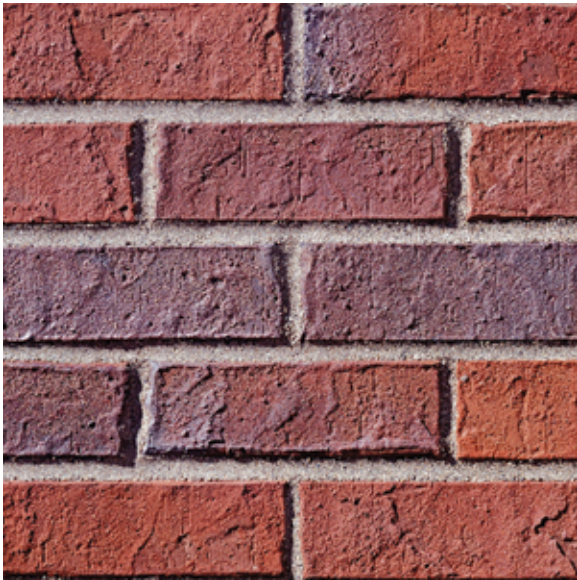
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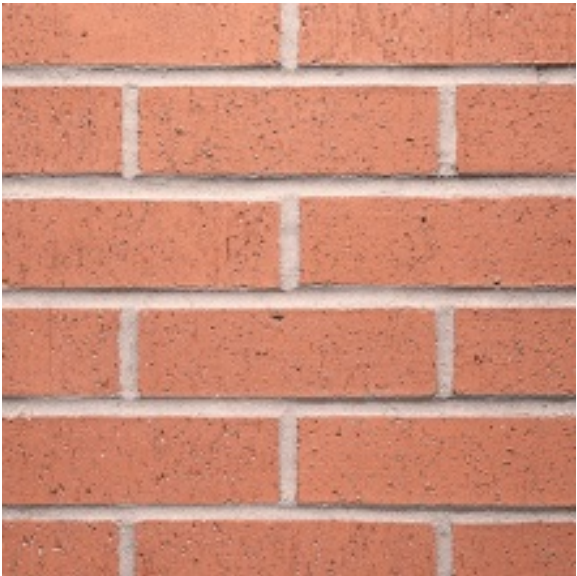
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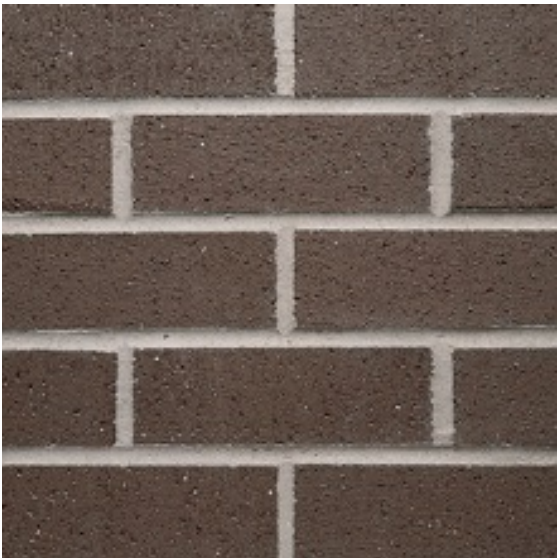
Starr's Mill Historic Overlay Brick Palette



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